COLONIES AT HOME:

OR,

THE MEANS FOR RENDERING

THE INDUSTRIOUS LABOURER

INDEPENDENT OF

PARISH RELIEF;

AND FOR

PROVIDING FOR THE POOR POPULATION

OF IRELAND,

BY THE

CULTIVATION OF THE SOIL.

SECOND EDITION.

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INTRODUCTION.

On considering the circumstances of the poorest Classes of the population, during my travels in different Countries; I have been convinced that much of the misery which exists among the Poor, every where, might easily be obviated by a few judicious arrangements; and particularly by settling them down upon small portions of Land, and teaching them to cultivate that Land in the most profitable manner; with a view to this, I have for several years past, been making agricultural experiments, and ascertaining the weight of food for man and cattle, that can be obtained from a given surface of ground, under different circumstances; the results have been most gratifying, they prove, that the assertion that has been made, that a Cow may be supported all the year round upon the produce of half an Acre, is perfectly correct; and that 3 acres cultivated in the manner pointed out in the following pages, will enable a mechanic who works at his Trade, to pay a liberal rent for the Land, Cottage, and capital employed, and to procure, not merely the necessaries, but the comforts of Life; instead of dragging on a miserable existence in penury and want.

I had just prepared my Plan for the Press in order to submit it to the Public, when I was induced to take a journey through Ireland; there I beheld the poorest Class of the community in a state of abject misery and destitution, far below any thing which I had witnessed among the Poor in any other part of Europe: and although this state is occasioned by the operation of several distinct causes, yet it was manifest that a plan which should combine the cultivation of the soil with a handicraft business, might, in the north of Ireland especially, be made to remedy a large portion of that misery which we must so deeply deplore.

A family may be supported during a year, upon Corn and Potatoes, from a single acre of land of average quality, under spade cultivation and properly manured; another acre might supply food for two Cows for a whole year, and a third acre, being cultivated partly in Flax and Buckwheat, and partly as a Garden: the whole three acres of fair average Land would be amply sufficient for a family.

I find that one hundred pounds weigth on an average of green food, are sufficient to keep a Cow for 24 hours; if then we take the days of Summer at 185, we shall want 37000lb. for the two Cows during that period.

40 Rods cultivated in Lucern, have yielded me 300lb. per Rod, but taking it at only 120lb. per Rod,	4800
40 Rods in Sugar Beet; the leaves have yielded me 1000lb. per Rod, but say 300lb.	12000

40 Rods of Cabbage 144 in a Rod, say average 3lb. each, but scotch Cabbage are from 20lb. to 30lb. each,		17280
Rye or Tares to be cut green from the 30 Rods destined for Turnips, Potatoes, and Buckwheat,		8000
		42080

the above gives a surplus of several thousand pounds for Pigs. Then for the 180 days of winter, from 60 to 80 pounds weight of roots, will be wanting daily for each Cow, besides 7lb of Hay, which is to be purchased; the oat straw may be furnished from the 90 Rods of oats. If we take the allowance of Roots at the highest, it will be 160lb. for the 2 Cows daily, or, 28800

the 90 Rod of Potatoes at 120lb. per Rod, but I have procured 200lb. from a Rod.	10800	
Suppose the family consume 20lb. per day, this for 365 days, is,	7300	
leaving for Cows &c.		3500
40 Rods of Turnips, 144 in the Rod, and 3lb. each,		17280
40 Rods of Sugar Beet, 144 in a Rod, average 3lb.		17280
		38060

here again is a considerable surplus for Pigs, the 40 Rods cultivated in Buckwheat will serve to fatten them; while the 60 Rods of Flax, being spun by the family and woven by the man, would become a valuable product; and thus, the poor might be made dependent upon their own exertions alone, and have that encouragement and stimulus to virtuous conduct which has, hitherto in many parts of the world been deplorably wanting.

In consequence of an erroneous opinion, that there is a surplus population in Ireland; encouragement is given to emigration, and this at a considerable expense; while at the same time, the class of persons who are thus expatriated, is precisely that, which, if the measure were indeed necessary, we should the least wish to part with: that such necessity does *not* exist, I hope will appear when the following statements shall have been duly considered. The directions given with regard to the manner of cultivating the different articles enumerated, are founded upon my own experience, and the valuable observations in Cobbet's Cottage Economy, and Loudon's Encyclopædia of Agriculture, but after all, farther trials may lead to the discovery of still more advantageous arrangements: and I shall be glad of any information as to the results of experiments which may hereafter be made. These plans, varying only the products according to climate, and local circumstances, will answer for any part of the world.

WILLIAM ALLEN.

Stoke Newington, near London,
1st. of 1st. month, 1827.

COLONIES AT HOME.

The deplorable condition of the Peasantry of Ireland, has long and justly been considered a National disgrace: the situation of the agricultural Labourer in some of the Counties of England also, has become so wretched from the extreme depression of wages; and the demoralising consequences in the increase of poaching, and theft, have become so alarming, that it is of the utmost consequence to apply a speedy remedy. The subject has for years past anxiously occupied my attention, and I am firmly convinced, that in any given district, where a few judicious Individuals can be found to co-operate in measures which will be pointed out, the Poor may readily be supplied, not only with the necessaries, but with the comforts of Life, and the Poor-rates reduced to a mere trifle. The objects to which our efforts must be directed, are these,

1. To wean the Poor from a dependence upon the Parish, and what is falsely called Charity, and to put them in the way of providing for all their wants by their own industry.
2. To enable them to procure an education for their children, in moral, religious, and industrious habits.
3. To raise such a moral and independent feeling in the Poor, as may induce them to consider it a disgrace, and shame, to receive alms from the Parish, or to engage in marriage, until they shall have made a reasonable provision for a family.

Every poor family residing in the country, should be furnished with a small piece of ground, and instructed in the means of cultivating it to the greatest advantage. The loan of a small capital will be essential, and must be provided by a voluntary association of benevolent persons in any given district.

As decency and moral habits are greatly influenced by circumstances and situation, every poor family should be furnished with a Cottage, containing a sufficient number of sleeping apartments to admit of the necessary separation of male, and female children: there should be a good supply of water, and every facility given to insure cleanliness.

A Society should be formed in the District, comprehending a space round some central and populous village, included in a circle made by a radius of two miles, which should be called the BENEVOLENT SOCIETY of————: a Visiting Committee should be formed of persons, of all religious denominations, who may be found willing to exert themselves in so great an object. This Committee should

sub-divide their district into convenient portions, and appoint sub-committees to each: the assistance of Females on these Committees, has been found of the utmost importance. By the co-operation of a number of Individuals, all acting upon a uniform plan, complete inspection may be had, without its being burdensome to any; the deserving Poor would be encouraged; bad characters kept in check by being brought under the public eye; and the means of relief made to produce the greatest possible effect: whenever a case of distress occurs, notice of it must immediately be sent to the sub-committee of the District, in order that it may be inquired into and relieved.

One great object of this Society might be, to encourage the formation of an association among the Poor, for their mutual benefit. This association would give each family an interest in a Cow, and a supply of manure for the Garden, a point of the utmost consequence, as without an arrangement for a regular and constant supply of manure, all plans for cultivating the earth must utterly fail.

It has been found, by actual experiment, that when pains are taken to dig land well with a spade, and to put all the manure upon it, which can be obtained, and to sow and plant it with suitable things, that a small Garden, beside furnishing Potatoes, Cabbage, and other food for the family, might keep a Pig or two; and four families, each having a Garden, of 64 Rods only, by appropriating 36 Rods of their Garden to the growth of certain things to be pointed out, would be able to keep a Cow all the year round.

A Cow eats about a hundred Pounds weight of green food in a day and a night, and in the winter, may be well kept, upon a daily supply of

30lb. of Yellow Beet Root,
30lb. of Turnips, or Carrots, or Parsnips,
20lb. of Potatoes boiled, or steamed,
7lb. of Oat Straw,
7lb. of Hay,

this will be reckoned a very large allowance.—

It has been distinctly proved that half an Acre, or 80 Rods of Land of average quality is sufficient to keep a Cow, provided that the food be cut, and brought to her, in a place where she shall have room to walk about, and be able to get under shelter at night, and in rainy weather; therefore, if sixteen families were to join together in an association for their mutual benefit, they might keep four Cows between them; or twenty families, five Cows; twenty-four families, six Cows and so on. The following is a sketch of the proposed association.

An association shall be formed of Agricultural Labourers and others, under the name of the Independent Cottagers of————, the object of which shall be to promote the comfort and happiness of the members, to render them independent of Parish relief, and if possible, to make some provision against sickness or accident. Every member on admission shall sign the following engagement, and is to be expelled the association if he break it.

1. To observe strictly, moral conduct.
2. To receive no allowance whatever from the Parish.
3. To cultivate the garden with which he will be intrusted, in the manner that shall be prescribed. To underlet no part of it, not to damage, or remove any shrubs, or trees, and to keep the Land manured to the satisfaction of the Proprietor.
4. To send all his children who may be of a suitable age, to the Schools of Industry, unless a satisfactory reason why they should not be given.
5. To observe the Bye-laws which may be agreed to by the majority.

The Society, or Association, shall consist of Ordinary, and Honorary Members.

The Ordinary members shall alone be entitled to any profit from the Society.

The Honorary Members shall be proposed, and elected, at the Society's meetings; they shall pay 6d. per week, which shall be disposed of as the Society may direct. They may be present, and vote at all meetings, but shall receive no emolument, nor have any interest in the stock.

The association shall meet once in the month, at seven o'clock in the evening, to consult upon the business of the association, and to make Bye-laws for its regulation.

If any difference shall arise, the question must be settled by a majority of those present.

Regular minutes of proceedings and account books shall be kept.

All differences which may at any time arise between any of the members, shall be settled by Arbitrators, to be chosen from among them. Each party is to choose an arbitrator, and if these two cannot agree upon the decision, they are to choose an umpire, and shall give their award in writing, within twenty days after the parties shall have been fairly and fully heard; this award shall be binding.

Honorary as well as ordinary members, may be made arbitrators.

Cows shall be kept in the proportion of one Cow to every four families. The milk, after having been once skimmed for butter, shall be equally divided among the members, as shall also the manure from the Cows.

The Benevolent Society of ——— will advance the money for Cows, and also for the purchase of tools; and Hay and Straw, for the Cows in Winter; likewise the Rent of the Gardens, and Salary of the Dairy-man, and will charge interest at the rate of 5 per cent per annum. The Butter shall be sold, and carried to the credit of the account, and every member shall pay sixpence per week to the fund.

Each member shall be equally interested in the Stock of Cows, so long as he keeps up his contributions, either in money or otherwise, and in proportion as the debt to the Benevolent Society is discharged, a corresponding portion of interest shall cease. When the whole shall be paid off, the Cows shall become the property of the Association.

Each member shall be furnished with a Garden, consisting of 64 Rods of ground, which shall be kept free from weeds, and cultivated in the following manner, which is calculated to afford food for the Cows, both in winter and summer, or in any other manner to the satisfaction of the Proprietor, or his agent, as farther experience may point out. Thirty six Rods must be cultivated for food for the Cows, viz.

No. 1 to 8 Potatoes.
9 to 14 Cabbage.
15 to 16 Yellow Beet.
17 to 22 Turnips.
23 to 24 Yellow Beet.
25 to 30 Lucern.
31 Parsnips.
32 Carrots.
33 to 36 Tares.
37 to 44 Buckwheat.

1 Pota.	2 Pota.	3 Pota.	4 Pota.	5 Pota.	6 Pota.	7 Pota.	8 Pota.
9 Cab.	10 Cab.	11 Cab.	12 Cab.	13 Cab.	14 Cab.	15 Yel Bt	16 Yel Bt
17 Turn.	18 Turn.	19 Turn.	20 Turn.	21 Turn.	22 Turn.	23 Yel Bt	24 Yel Bt
25 Lucern	26 Lucern	27 Lucern	28 Lucern	29 Lucern	30 Lucern	31 Parsn	32 Carrots
33 Tares.	34 Tares.	35 Tares.	36 Tares.	37 Bk Wt	38 Bk Wt	39 Bk Wt	40 Bk Wt
41 Bk Wt	42 Bk Wt	43 Bk Wt	44 Bk Wt	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64

Eight rods to be sown with Buckwheat for Pigs, Fowls, &c; and the remaining 20 rods to be cultivated in such articles, for the use of the family, as the Cottager may think best.

As the Land will not bear the same crop every year in succession, the crops must be changed in a rotation which will be hereafter pointed out.

Every member will be furnished with a Pig, as soon as his garden

shall be in a state to keep it: also a hive of Bees, and necessary tools; all which he is to pay for by instalments.

The whole year, of 365 days, shall be divided into 185 days of summer, and 180 days of winter. Every member shall during the 185 days of summer, beginning on the 20th of the 5th month (May), and ending on the 21st of the 11th month (November), bring or send to the Dairy-man, twenty five pounds weight of good green food per day, either cut-grass, Lucern, Tares, Cabbage, Yellow Beet Leaves, or Mangel Wurzel Leaves, or any other green food which the Dairy-man shall approve of; and the Dairy-man shall be at liberty to reject such food as he may think not good enough.

Every member shall, during the 180 days of winter, beginning on the 21st of the 11th month (November), and ending the 20th of the 5th month (May), bring or send to the Dairy-man,

5 pounds of boiled Potatoes,
8 pounds of Yellow Beet-root, or Mangel Wurzel-root,
8 pounds of Swedish Turnip-root, or Parsnips, or Carrots.

If, on account of the difference of Crops, one person's crops are forwarder than that of another, any arrangement may be made with the Dairy-man, so that every member furnish, during the 185 days of summer, 4625 pounds of good green food;—the Dairy-man keeping a Debtor and Creditor account with each person.

A Dairy-man shall be appointed at a Salary to be agreed upon. His duty shall be to take care of the Cows, to deliver to each member daily his proportion of milk at a certain hour to be appointed, to divide the manure into as many equal portions as there are members, and he shall deliver it to the members as they shall apply for it. He shall make and sell the butter, and pay the amount to the Treasurer of the Benevolent Society of————, who must carry it to the credit of the association with that Society. He shall keep clear and regular accounts, which shall be laid upon the table at every meeting of the association.

A store shall be kept of articles of provisions &c. of the best quality, which shall be sold, for ready money, to members *only*, and at cost prices, after deducting the necessary expences, and 2 per cent to the store keeper for his trouble. This shall take place at such times, and under such regulations, as may hereafter be agreed upon.

When a member dies, his widow, or family, may keep the Garden, while they continue the usual contributions. When a vacancy happens by death, or otherwise, a new member may be chosen by the association at its next monthly meeting, and the amount due to the late member shall be adjusted.

No person shall become an honorary member, until his name shall have been publicly proposed at a regular meeting of the association, and agreed to.

Any member shall be furnished with an additional acre of Land, he paying one shilling per week for the same, and engaging to keep it constantly manured, and cultivated, half in wheat, and half in potatoes, and to alternate the crop every year.

We shall now address a few remarks upon some important subjects for the use of those who may have determined to prosecute the foregoing plan.

MANURE.

As Plants require nourishment from food quite as much as human bodies, and that food is manure, it is of the greatest consequence to procure as much of it as possible; for they who can lay the greatest quantity of manure upon their land, will have the largest and finest crops; nothing should be wasted that can be made into manure. In the Cottages for labourers, means must be provided for saving every thing of the kind. All the drains from the house, from the Privy, the Pig-stye, &c. must go into the dung pit, which is to be made water-tight. The fluid, being taken out in buckets, is very useful for watering the land, or it may be employed in this way:—throw up a quantity or heap of earth, and pour this fluid from time to time upon it, and the earth will soak it up. The more solid manure must be taken out of the pit and mixed with earth, which, when sufficiently enriched by it, must be laid upon the land. By covering your manure over, with a little mould, you would prevent the waste of it, for all manure, if not buried as soon as possible, gradually wastes away; in this heap, you must deposit every thing which will rot, or putrify.

Pigs' dung is excellent manure, as well as that of Horses, Cows, and all animals. Their urine also, being mixed up with the soil, enriches it. The mud in ditches, and ponds, from which the water is drained, is very good manure, and should be brought in barrows. To increase your heap, you should send out your children also, to collect horse dung from the roads, and at the fall of the leaf, you must collect as many leaves as possible, and deposit them in the dung pit.

Pigeons' dung, and Lime, with the dung of all Birds and Fowls, Ashes, Horns, Hair, Hoofs, Feathers, and all animal substances, are very strong manure, Fish, and Sea-weed also, and bones broken small, are particularly good for Wheat, Peas, Beans, &c. You may depend upon it, that the Labourer who is most diligent in collecting and applying manure, will have the largest Crops, so that you will find the saying quite true—"a large Dunghill, a large Crop."

In the preparation of garden ground to receive the Crops, it is absolutely necessary to trench to the depth of two or more feet, if the soil be good so far down, but sometimes the under stratum proves sour and injurious. Though it is not necessary to dig the ground so deep after every crop, yet it should always be done once a year. The great point is, to keep the ground in a finely pulverised state. If it has too much clay, you must mix sand: a small quantity of lime, if the soil be not chalky, is very beneficial. The growth of all crops is much promoted, by frequently loosening, and turning over the ground between the plants, with a hoe; the fresh earth then imbibes something from the air, which assists vegetation. In

the application of Dung, and other manure, where the land is trenched, the upper spit of earth should be first dug, and thrown in the bottom of each trench, the dung should then be spread equally over, and the under spit thrown upon it.

POTATOES.

There are several sorts of Potatoes: some kinds come early, others late. It is the *late* sorts only that are cultivated as food for Cows, Pigs, &c. in winter, and those kinds should be preferred, which are mealy, and also fit for human food.

The most useful kind of late potatoes, are the Quebec, Red apple, Tartan, Red-nose Kidney, Purple, Bread-fruit Potatoe, and Lancashire Pink.

The soil in which potatoes flourish, is a light sandy loam, and the richer in manure, the better: it should neither be very dry nor very moist.

The ground set apart for potatoes, is to be very thoroughly dug up as early as possible in the Spring;—the finer it is made the better.

A sufficient quantity of manure having been brought from the Clamp, begin by forming a trench about 3 feet wide, and from 10 to 14 inches deep, a second trench of the same breadth is to be marked off, and the surface soil to the depth of 6 or 8 inches, must be thrown into the bottom of the former trench, over which a sufficient quantity of dung being laid, the Potatoes must be planted at the distance of from 4 to 8 inches from each other, and then as much earth must be taken from the bottom of the second trench, as is necessary for covering the Potatoe sets, and for making up the first trench to its former level. The Potatoes must always be planted *over*, and not *under* the manure, and the ground must be kept very free from weeds.

In planting Potatoes, they must be cut into pieces called sets. Each piece must have two or three good eyes or buds from out of the middle, rather than from either end of the Potatoes. About seven pounds weight of them will be wanted for a rod. They should be cut always some days before planting, that they may become dry: the time for planting is the fourth month (April), or the first 8 or 10 days in the fifth month (May). It is of advantage to change the seed and the variety every year.

Potatoes for seed must be taken up a fortnight or three weeks before they are fully ripe: this prevents the disease called the curl. The finest and healthiest Potatoes must be selected: they are to be spread upon a dry floor, and covered over with chaff so as to keep out the frost, and here they may remain till wanted for cutting.

Soon after the Potatoes come up, the earth must be drawn up close to their roots, to the depth of one inch and extending 6 or 8 inches round the stem, as the Potatoes grow near the surface. The coating of earth preserves the moisture, makes them grow better,

and larger, and improves the quality. When the time of blossoming comes, all the blossoms must be picked off, and this strengthens the roots. In about three months after the Potatoes have been planted, you may gently feel about the stems with a stick, and when you meet with a large Potatoe, take it carefully out in order that the others may be disturbed as little as possible, and then return the earth to its place. When the stalks die away, the Potatoes must be taken up; if possible, choose a dry season.

Potatoes must be preserved from the frost, and should be kept in a dry place in sand, or under a covering of straw, or out of doors, by digging a trench one foot deep, and six feet wide, and the earth must be clean shovelled out, and laid aside: on the bottom of the trench, make a bedding of straw, lay the Potatoes upon it, piling them up about 3 feet high in the shape of the roof of a house, straw must then be carefully laid on, to the thickness of 6 or 8 inches, and the whole covered over about a foot thick with earth, which is to be smoothed down with a spade. It is better to have several small heaps, than one large heap, as the Potatoes are exposed to injury when the heaps are opened.

The produce of Potatoes is from 5 to 12 Tons per acre, or from 70lb. to 168lb. per rod, and upwards according to the soil, manure, &c.

Very good flour may be made from Potatoes, by carefully washing and paring them, and afterwards grating them in water: the flour may then be separated and dried.

Potatoes should not be given to the cattle raw, but steamed, or boiled. Boiled Potatoes mixed with bean or barley meal, or pollard, are useful in fattening Sheep, Hogs, Fowls, &c.

CARROTS.

This root is highly useful for feeding cattle. The soil in which it flourishes most, is a rich deep sandy loam. It must not be less than a foot deep, and equally good from top to bottom. Dig the piece well, and deeply, and if sand is to be procured, it should be added, and as much manure mixed in as possible. New seed must always be had, as it does not vegetate the second year: carefully avoid old seed, or a mixture of the horn Carrot. Dig the soil well to the depth of 14 inches in the 10th month (October). Lay it up in deep ridges, dig it over again a second time in the 2nd month (February), and a third time in the 3rd month (March). Rake, or harrow thoroughly, and make the mould as fine as possible. Then sow the seed: the sowing may be deferred as late as the 2nd week in the 4th month (April).

Carrots may follow Swedish Turnips, provided the Turnips are cleared off the ground in the 2nd month (February), and the ground be dug deep. Good rotten dung must be applied, and the ground laid up in ridges till the 2nd week in the 3rd month (March), and then it must be made fine and sown.

It has been found useful to prepare the seed by steeping it in rain water for 24 hours. It is then left to sprout, after which it is mixed with saw-dust, and dry mould, in the proportion of one peck and a half of each to a pound of the seed. Two pounds of seed, treated in this way, will be found sufficient for 160 rods, or an acre of Land. The seed may be deposited to the depth of one inch in the rows, leaving the space of 14 inches between them at intervals. From 8 to 15 or 18 inches each way, is the common distance at which they are usually allowed to stand: hoeing and weeding are quite essential.

Carrots keep best in the ground, nor can the severest frosts do them any material injury. When it is however necessary to clear the ground for Barley, which follows carrots, take them up in the first, week in the 3rd month (March): keep them quite dry, cut off the crowns, and they may be preserved to the 6th month (June), in high perfection.

The average produce is about 2 cwt per rod. Carrots are excellent food for Hogs, and Horses: they may be used for Horses instead of Corn. 70 pounds weight, of carrots per day, are sufficient for a cart horse: they do not require to be boiled, or steamed. To save Carrot seed, select some of the most perfect roots in the taking up season, and either preserve them in sand, in a cellar till spring, or plant them immediately in an open and airy part of the garden: they must be protected with litter during severe frosts.

PARSNIPS.

The leaves and roots of the Parsnips are excellent, with a little Hay, for Milch Cows in winter. The roots are also good for fattening cattle and poultry. Its culture is the same as that of the Carrot. The large Jersey is the best sort, and the seeds should be procured from that Island: old seed will not do: it may be sown in drills over dung, from 15 to 18 inches apart, about the middle of the 2nd month (February):—the quantity from 4lb. to 5lb. per acre, or half an ounce for a rod.

TARES OR VETCHES.

The Tare, Vicia Sativa. There are two varieties, viz, the Spring Tare, and the Winter Tare, but as it is of importance to have green food as early as possible in the spring, the winter Tare must be preferred.

The ground is to be dug deep, and made as fine as possible. The seed should be sown from the 8th month (August), to the 10th month (October); and the first sowing in Spring, ought to be as early as the season will permit. If a succession of crops be wanted, the sowings may follow each other to the end of the 5th month (May). The seed should be deposited in drills, 9 inches apart, and when sown, it is necessary to guard against the depredations of pigeons, else thay would be likely to destroy a great part of the crop.

TURNIPS.

There are many sorts of Turnips, both white and yellow. Of the white kind, the globe is preferred as it yields the largest crop, but the greenish and purple-topped, with the bull-reddish, stand the winter better; the pudding, or Tankard Turnips grow very large, but for feeding cattle, the yellow kind are the best, and particularly the Ruta Baga, or Swedish Turnip.

Great care is necessary in the choice of seed. The good is scarcely distinguishable by the eye from the bad; much therefore depends upon the integrity of the Seedsman. It will be best to grow your own seed, and for this purpose select the finest roots, and take care that they are out of the way of the blossom of Cabbages, or other plants of that kind: the same seed will not however, continue to flourish upon the same soil: it must be frequently changed, and the best sorts are said to come from Norfolk. Remember if you get bad seed, you lose a season. New seed is more secure from an attack of the fly, than old seed.

The Soil should be light, and thoroughly dug up, and pulverized. Dry loams are the best. About the end of the 4th month (April), the seed must be sown upon a Rod of ground, in a rich soil: one third of a pint will be enough for 20 Rods. If dry weather continue after the plants are up, let them be well watered. Early in the 6th month (June), the plants will be strong enough to transplant, which must be done in moist weather. The roots of the plants should be dipped in a puddle, made of Cow or other dung—the ground should be laid in ridges, into which a quantity of good dung must be put, and about a hundred weight and a half if possible, to a rod. This is to be covered over with mould, and the turnips planted over the manure, as directed for Potatoes: the rows must be 18 inches apart, and 12 inches from plant to plant. Or, at the end of the 5th month (May), prepare a quarter of a Rod of ground, and continue to prepare and sow a quarter of a rod every three days until 2 Rods are sown. If the fly appear, cover the rows in the day time with Cabbage leaves, and take them off at night, hoe well between the plants, and when they are safe from the fly, thin them to 4 inches apart in the row. This will produce about 5000 plants. From this bed continue to transplant them out, from the middle of the 7th month (July), to the middle of the 8th month (August). Or, having prepared the land, you may sow the Turnips in drills over the manure deposited in furrows, and afterwards thin them out, leaving the strongest and healthiest at 12 inches apart, filling up the spots where the plants may have failed. By transplanting in this way, about 350lb. of Turnips may be expected from a Rod.

The leaves of Turnips are good food for Cows: towards the end of Autumn, and before any severe frost occurs, the crop may be taken up, the tops not cut, but twisted off. They must be stowed away quite dry, and covered with a coating of dry litter, or straw. They will not bear to be covered over with earth like Potatoes.

When they are to be used, they must be washed, and cut in slices. If towards Spring, they begin to sprout, they must be exposed to the sun and wind: after this, they may be slightly covered with straw, or if the weather be favourable, even remain in the ground, just covering them over with litter.

CABBAGE.

Cabbage may be made to yield a large quantity of Green food for Cows, and the same ground may be made to bear Swedish Turnips. The Early York, and Sugar-loaf Cabbages, give no unpleasant taste to the milk. In order to raise a stock that shall stand the winter, and come forward very early in the Spring, it is necessary, towards the end of the 8th month (August), to prepare a rod of ground. Manure it well, sow one half of it with Early York Cabbages, and the other half with Sugar Loaf Cabbages, in little drills, 8 inches apart, the seeds thin in the drill. The plants should be thinned if nearer than 2 inches. As soon as they are up, you must hoe deeply, and again in a few days. The more you hoe between the Cabbages the better, provided that you do not disturb the roots. When the plants shall have attained 6 leaves, you must dig up, manure, and make fine another Rod or two: prick out the plants in rows, 8 inches apart, and 3 inches in the row: hoe the ground between them often, and they will be straight and strong. Early in the 11th month (November), lay some manure between the ridges, in the rods of ground destined for Cabbages, and turn the ridges over on this manure, then transplant your plants on the ridges, which will now cover the manure, at 15 inches apart: here they must stand the winter. Watch the slugs; if any plants fail, supply their places from the bed.

A Rod should contain 144 Cabbages. At the Schools of Industry at Lindfield, near Cuckfield, Sussex, nets of strong Cord are kept for sale, which are just a square rod, with 144 meshes; there is a loop at each corner, so that it may be staked down on the Land, when prepared for planting, and a Cabbage, Turnip, Root of Sugar Beet, or Mangle Wurzel may be planted in the middle of each square. Some are made with only 100 squares in a rod, for Scotch Cabbages, which sometimes weigh from 20 to 30 pounds each, on good land well manured.

If the Winter be hard, cover at least the seedling beds with a little litter, or Straw, dead grass, or fern. It must be laid along between the rows, and the plants, so as not to cover the leaves: this will preserve them completely. If the ground is dry at top during Winter, hoe it, and particularly near the plants. Destroy all slugs and insects. In the 3rd month (March), when the ground is dry, hoe deep, and well, and earth the plants up close to the lower leaves. As soon as the plants begin to grow, dig the ground with a spade, clean, and well: go as near the plants as possible without displacing them: dig again in the 4th month (April), hoe well, and destroy all weeds. About the first of the 6th month (June), there will be

Cabbages. The Early Yorks will soon become solid: these will continue to supply food for cows till some time in the 9th month (September). In the 3rd month (March), and 4th month (April), sow more Early Yorks, proceeding as before directed. Dig up and manure the ground, and as fast as you cut Cabbages, plant Cabbages. The last planting should be about the middle of the 8th month (August), with stout plants. These will serve until the 11th month (November). You may procure a crop of Swedish turnips from the same ground, which has borne the cabbages in this way.

When Cabbages are planted out in Autumn, put first a row of Early Yorks, then a row of Sugar-loaves, and so on throughout the piece. As the Early Yorks come first, you will, of course, cut every other row, and the Early Yorks which you are to plant in the Summer will go in the intervals as the Sugar-loaves are cut away: put Swedish Turnips in their place, the ground being dug and manured, as in the case of the Cabbages, the turnips will stand in rows 2 feet apart, and always a foot apart in the row.

To save Cabbage Seed, select a few fine Specimens, and plant them by themselves, out of the reach of the effects of the blossoms of other plants, of the Brassica Tribe. The seed will keep for years.

RED CLOVER.

Red Clover (Trifolium Pratense) affords a large quantity of green food from a rod of ground. It lasts from two to three years, on the same ground; but after that, the ground must be dug up, and sown with another crop: Chalkey soils suit it best. Lime, and Gypsum, with the manure, would be highly useful. The ground should be well and deeply dug, and made as fine as possible. A dry soil is most favourable to Clover. The purple colour of the seed denotes that it is ripe, and has been well saved: good English seed is better than foreign. The time of sowing, is from the 2nd month (February), to the 4th month (April); but from the 8th month (August), to the 10th month (October), is also a good time. The seed should be half an inch deep, in clayey soils, and one inch in light, or loose soil. An ounce and a quarter of seed is sufficient for a rod. A thick coat of manure, beaten fine, should be put on in Autumn, or Spring. Beans, Oats, or Wheat, may be sown after clover.

LUCERN.

Lucern requires a good and deep soil. The ground for it, should be well dug, two spits deep, and the manure deposited at one spit deep. It must be sown as early as possible in the Spring, in drills, 9 inches apart, the quantity of seed, about 1½ oz. to the Rod. The seed should be plump, and new: two years old seed does not answer so well. Lucern will bear transplanting. It must be kept carefully free from weeds. Ashes, Gypsum, and the liquid manures, are very

useful. It sometimes admits of 5 cuttings in a summer. Lucern will continue to be productive for 9 or 10 years or even 20 years.

MANGEL WURZEL.

Mangel Wurzel yields much food for cattle by its leaves in summer, and roots in winter. Some roots in favourable situations, will weigh from 20 to 30 pounds. The ground must be prepared in the same way as for Turnips, with plenty of manure in the ridges, which being covered with mould, the seed is to be sown over it in rows, 20 inches apart, and about 9 inches apart in the rows. It should not be sown later than the 4th month (April); the seed should be dibbled in, two or three in a hole, not more than half an inch under the surface, for if they are put in too deep, they will never come up at all. Some prefer sowing upon a seed bed, and transplanting them on the ridges over the manure in the 5th month (May).

YELLOW BEET.

Yellow Beet is a variety of Mangel Wurzel, and is sometimes called Sugar Beet, because a considerable quantity of Sugar may be made from its roots. It requires the same preparation of ground as for Turnips, and Mangel Wurzel; but its leaves as food for cattle are preferable to Mangel Wurzel, which should never constitute more than one third part of the food of Cows or Pigs. It may be planted in rows, 20 inches wide, and the plants 7 or 8 inches apart; although this is too close to have the largest size individual plants, yet on the whole, it gives a heavier crop. Two or three sowings are perhaps to be preferred to one only. The first to be sown in the beginning, or the middle of the 3rd month (March), on a bed of rich earth in the garden, watered when necessary. About the 3rd week in the 4th month (April), or the beginning of the 5th month (May), the plants will be strong enough to transplant on the ridges. A second, or main crop may be sown upon the ridges, and remain without transplanting; the strongest plants being suffered to remain, and the weakest removed: should, however, the weather be unfavourable, the middle, or end of the 5th month (May), will be found a good time.

If the plants for transplanting be carefully taken up with a curved trowel, so as not to break the tap root in planting,—the root to be inserted strait into the ground—and the point, or lower extremity of it not doubled up, it will be found that the plants will not run to seed ;—a complaint often made against the practice of transplanting. When the leaves have attained a sufficient size, so that the outer ones are full grown, they may be picked off for the Cows.

In order to avoid disturbing the root, the best method is to let the middle leaves pass up between the fingers and thumbs of both hands spread out with the palms downwards, and then pressing down, break off the outer leaves without disturbing the roots. In 3 or 4

weeks, you may go over them again, and in this way obtain a weight of green food for cattle, even exceeding the weight of the root.

WHEAT.

Is the most nutritious and valuable of all grain or Corn, containing more gluten than any other kind. There are many varieties of wheat, but the thin skinned white wheat is generally preferred. The soils best adapted to it are rich clays, and heavy loams, but these are not by any means the only description of soil on which wheat may be cultivated with advantage. On rich clay, wheat may be cultivated, every second year, provided suitable care be taken to keep the land clean, and in good condition. Light soils, (the soft sands excepted) will produce excellent wheat. The soil intended for wheat, should be very thoroughly dug two spits deep, if the nature of the soil will permit and trenched up: this should be done several times at distant intervals of time. The manures best calculated for wheat, are animal matters, and Lime. The applicaion of Lime seems essential. A more abundant supply of manure is generally required for wheat than for any other grain, and it should be put on about the end of the 8th month (August), or the beginning of the 9th month (September). Wheat may be sown in the 9th month (September), and 10th month (October).

The produce of Spring sown grain ripens about a fortnight earlier than the seed from winter sown grain, when employed as spring seed. Wheat for seed must be perfectly clean, and free from any smut. Wash it in a running stream of water, or where that is not easily to be obtained, pump upon it for ten minutes or more in a basket, turning it about all the time with a large stick, or a mans' hand, and arm. Lay it upon a dry brick, stone, or earth floor, and sift upon it sufficient slaked lime to dry it for sowing, which should be done next morning. The quantity of seed must vary according to the soil from 2 to 4 bushels per acre. In the small quantity required for Cottage cultivation, it may be sown in drills, or dibbled; poor land always requires more than the rich. Top dressing wheat crops has been recommended in cases where the land is too poor to bring the crops to perfection: fluid, as well as solid manure has been used for these purposes. When wheat appears to be too luxuriant, or forward, it is sometimes eaten down by sheep, in the 4th month (April).

Wheat ought to be cut before it appears quite ripe. The produce from 20 to 40 bushels per acre, of 61lb. to 63lb. the Imperial Buhel. The weight of the Straw, is generally double that of the Grains. A load of Straw consists of 36 Trusses of 36lb. each, or 11½ cwt.

RYE.

This grain does not require so rich a soil as wheat: the preparation of the soil however will be the same. It is to be sown at the same

time as wheat, and is a more certain crop than wheat. Mixed in certain proportions with wheat flour, it makes a moist sweet kind of bread. It is often sown in the autumn, to be cut early in the spring for green food for cows, and answers well for this purpose, as it comes sooner then most other things.

BARLEY.

Is very quick in coming to maturity after it is sown. It may follow turnips. The ground must be made very fine for it, by harrowing and rolling, after having been well dug by the spade. The Siberian barley is more productive than the other sort, the best seed is that which is free from blackness at the tail, and is of a pale lively yellow colour, intermixed with a bright whitish cast, and if the skin be a little shrivelled, it is so much the better, as it shows that it has sweated in the mow, and is a sure indication that its coat is thin. The necessity of a change of seed from time to time, (by sowing that of the growth of a different soil), is in no instance more evident, than in the culture of this grain, which otherwise becomes coarser and coarser every year.

The best soil for barley is a light rich loam finely pulverized, it will neither grow well on a sandy, or soft soil, nor on strong clays: the quantity of seed is about 3 bushels to an acre.

The best season for sowing barley, is in the 3rd month (March), and on strong Lands, well drained, the early part of that month; from the beginning of the 4th month (April), to the middle of the 5th month (May), is however a good time, but a variety of barley called Bigg, may be sown either in Autumn, to stand the Winter, or as late as the first week in the 6th month (June).

When the weather is dry at the time of sowing, the seed barley should be soaked in water from 24 to 36 hours, then sowed and harrowed in as quickly as possible. It may be expected up in a fortnight. Barley is known to be ripe when the reddish colour of the ear is gone off, or when the ears droop, and fall as it were, double against the straw, and the stalks have lost their verdure.

The average produce in Middlesex is 32 Bushels per acre, and two loads of Straw; but in Essex it sometimes amounts to 56 Bushels per acre. The straw is more useful for litter than food for Cows.

OATS.

Is a very useful grain, and more peculiarly adapted to Northern climates than either Wheat, Rye, or Barley. Of all the grain, it is the easiest of culture, growing in any soil that admits of ploughing and Harrowing.

There are many sorts of Oats, but the varieties called the Potatoe Oat, and Poland Oat, are the best for low lands, and red Oats for uplands. For inferior soils, the white or common Oat may be sown, and the Black Oat for the poorest of all.

The quantity of seed, is from 4 to 6 Bushels per acre, when sown

broadcast. Land, sown with Potatoe Oats, requires less. It must be sown about the middle of the 3rd month (March).

The produce of Oats is generally considered greater, and of better quality in the Northern, than in the Southern parts. Ten quarters an acre is reckoned a good crop, but the produce is often 12 or 13 Quarters, and the straw from 2 to 3½ loads per acre.

It may be sown in drills, as early as the season will permit after winter, the ground having been previously manured, and made as fine as possible by digging and raking.

BUCKWHEAT.

When the flour of it is made into cakes, it is a very palatable food for man, but it is especially useful, when ground into meal, in fattening Pigs, while the flowers during the blossoming season furnish abundance of Honey to the Bees.

It will grow in the poorest soil, and produce a crop in three or four months. It has the quality of preparing the land for wheat, or any other crop. Two bushel of seed will be sufficient for an acre; it should not be sown till the end of the 5th month (May), the young plants being apt to be destroyed by frost. The produce, on an average, is from 24 to 32 bushels per acre: eight bushels of Buckwheat meal will go as far as twelve bushels of Barley meal.

ROTATION OF CROPS.

It having been found in practice, that the same Crop will not continue to flourish year after year successively, upon the same spot of ground, it is necessary to have a rotation of Crops; the same piece of Land however, may be cultivated, one year in Potatoes, and the next in Wheat, Oats, Rye, or other Corn; and if care be taken to manure for the Potatoes and not for the Corn, this rotation of Crops may go on year after year. In some instances double Crops may be had, for example, winter Tares, or Rye, may be sown before winter, to be cut green in the spring, upon the ground allotted for Potatoes, Turnips, or Buckwheat.

The following is a Plan for the rotation of Crops, upon a farm of 5 acres, for 4 years, each square being a quarter of an acre: in the 5th year the same order may be observed as in the 1st; the 6th year the same as the 2nd; the 7th year as the 3rd; and the 8th year as the 4th: the crops however, and the rotation of them, may be varied, as the necessity for it shall be pointed out by experience.

House and Offices on ½ acre.			
1 Wheat or Rye.	2 Wheat or Rye.	3 Oats with Clover.	4 Barley.
5 Potatoes.	6 Potatoes.	7 Potatoes.	8 Buckwheat.
9 Lucern.	10 Lucern.	11 Tares. Cabbages as soon as Tares are off.	12 Cabbage.
13 Cabbage.	14 Turnips.	15 Turnips.	16 Carrots. Parsnips.
17 Yellow Beet.	18 Mangel Wurzel.	19 Red Clover.	20 Barley.

SECOND YEAR.

1 to 2 Potatoes.
3 Clover to be cut twice.
4 Yellow Beet.
5 to 6 Wheat.
7 Turnips.
8 Carrots and Parsnips.
9 to 10 Lucern.
11 Cabbage.
12 to 13 Mangel Wurzel.
14 Oats and Clover.
15 Barley and Clover.
16 Buckwheat.
17 Cabbage.
18 Cabbage or Turnips.
19 Wheat.
20 Potatoes.

THIRD YEAR.

1 Barley and Clover.
2 Oats and Clover.
3 Wheat.
4 Cabbage.
5 Peas.
6 Parsnips and Carrots.

7 Buckwheat.
8 Peas, and the same year Turnips.
9 to 10 Lucern.
11 Barley and Clover.
12 Cabbage.
13 Wheat.
14 to 15 Clover.
16 Yellow Beet.
17 Mangel Wurzel.
18 to 19 Potatoes.
20 Oats and Clover.

FOURTH YEAR.

1 to 2 Clover.
3 Potatoes.
4 Turnips.
5 Cabbage.
6 Mangel Wurzel.
7 Oats.
8 Barley.
9 to 10 Lucern.
11 Clover.
12 Turnips.
13 Potatoes.
14 to 15 Wheat.
16 Carrots and Parsnips.
17 Potatoes.
18 Tares.
19 Oats and Clover.
20 Yellow Beet.

By attention to the subject of manure, and by cultivating the Land in the manner proposed, the following important results may be obtained.

1. A garden of 64 Rods, cultivated as at page 4, would prove a great relief to the labouring man, and might, in most instances, prevent the necessity of his applying to the Parish for relief.

2. In all cases where the Labourer can be furnished with one acre and 64 rods of Land, the iniquitous and degrading practice observed in Sussex, Surry, and Essex, of paying a part of the Labourers' wages out of the Poor's rate, might be abolished, to the great relief of the Shopkeeper, as well as the Proprietor of Land.

In this case, the Labourer must sign the agreement at page 3. and renounce all claim upon the Parish. The acre must be cultivated, one half in Potatoes and the other half in Corn, either Wheat, Oats, or Rye; but perhaps Oats would be preferable, as the straw is excellent fodder for Cows in winter.—The 64 rods must be cultivated as at page 4.

The Cottage should contain, a sitting room or kitchen 14 feet square, and 8 feet to the ceiling, with a fire place, an oven, and an iron boiler; three sleeping rooms with a fire place in one of them; a privy, a tool house, and pig styes; from all these, drains are to be made into a dung pit, so constructed as to be water-tight.

The Labourer who earns only 12s. per week, could well afford to pay 4s. per week, for the Cottage, and Land; the cultivation of the ground need not at all interfere with his daily labour, and he might thus, by the help of his family, and his own exertions occasionally; obtain from the acre alone, beside the use of a comfortable Cottage, *that* for 4s. which he now pays 8s. 6d. for, being the cost of his Rent, Bread, and Potatoes. And thus, have 8s. disposable for clothing and comforts, instead of 3s. 6d.—and have beside, the produce of the 64 rods, which, by the plan as stated

at page 4, might give him an interest in a Cow, and plenty of vegetables for his family; he would also be able to keep a Pig, Bees &c.

Wherever then, Public Spirited Persons can be found who will supply the Labourer with such a Cottage, and such a portion of Land, the Poor's rate, as far as this class is concerned, might be abolished.

This plan is adapted, not only to the agricultural Labourer, but to the Labourer in manufactories also, where ground can be procured within 2 miles of his work—the effect upon health and morals, would be incalculable; and if a season of distress should arise, from a stagnation in the current of trade, the workmen would not be in immediate danger of starving, as has often been the case with the miserable Silk Weavers in Spitalfields, and those who work in Cotton Mills, where the health, comfort, and morals of the Labourers are disregarded. Labourers with such a Cottage and Land, would be able to make deposits in the Savings Banks, and thus provide for sickness and old age.

3rd. Five acre Farms. If a Cottage, and suitable out houses, not exceeding the cost of £400, were built upon half an acre of Land, and this connected with a Farm of 5 acres, cultivated in the manner already described in the 20 squares of ¼ acre each; it might provide for the subsistence in high comfort, of persons who have but limited Incomes; say, £100 per annum, and who may, by adverse circumstances, have been reduced from affluence. Such a Farm would keep 4 Cows, besides Pigs, Poultry, Bees &c.; and one labourer would be sufficient to cultivate it, on the spade, or garden plan.

4th. Three acre Farms. Three acres of Land with a suitable Cottage and out houses; the Land being cultivated upon the plans proposed, and care being taken to preserve every thing capable of making manure, and to apply it to the Land; would not only support any Family, in great comfort, the head of which should practice some handicraft business; but would enable him to make deposits in the Savings Bank. This quantity of Land would, when once put into train, require but about 4 or 5 months in the year for the man and his family to cultivate it, and he might devote the greatest part of his time to working at his Trade of Carpenter, Cabinet maker, Turner, Watch maker, Shoe maker, Tailor, Stocking weaver, Glover, Linen, or Silk weaver; or any other occupation which may be performed within doors: or he might work every other week in a Cotton mill, or some other manufactory, and in this way, by employing double the number of workmen, many of the evils of these establishments might be obviated. This plan, if applied to the case of the Poor in Ireland, and especially if combined with conciliatory measures, would totally change the face of things in that Country; squalid misery, disease and ignorance, would soon be replaced by comfort and health; and a turbulent and dangerous population be exchanged, for a happy and well informed community. The soil of Ireland is admirably adapted to the purpose, and the Nobility of the Country have it in their power without any injury to

themselves, but to their unspeakable advantage, to provide an effectual remedy for the present disgraceful state of things in that unhappy Country.

By cultivating the 3 acres in the manner here pointed out, observing the rotation of crops, as laid down for the 5 acre Farm: a man might procure sufficient Potatoes and Corn for his family for a year's supply, and, with the exception of 7lb. of hay per day for each Cow, for the 180 days of winter, might, from 140 Rods of ground, keep two Cows in high condition for the year round. The produce of 40 Rods of Buckwheat would fatten his Pigs just before the time for killing; and the 60 Rods of Flax might be manufactured and spun into yarn, by his family; and he would manufacture that yarn into Cloth; thus, the 3 acres of Land would be made to supply the family with food, and to produce Butter, Pork, and Linen, three great articles of export from Ireland, by the sale of which, he would be enabled to pay Rent and Interest for his Land, and little Capital, to clothe his family decently, to procure education for his children, and to make deposits in a Saving Bank against a day of need.

	Rods
Rye and Tares to be sown in autumn, and cut green in the spring, after which, plant Potatoes.	90
Oats or Wheat to follow Potatoes, and this rotation to be continued every year.	90
Mangel Wurzel and Sugar Beet, but previously Rye.	40
Swedish Turnips, but previously Rye.	40
Buckwheat, but previously Rye.	40
Lucern.	40
Cabbage, to be used, after the Rye and Tares are cut.	40
Flax.	60
Carrots. / Parsnips.	5 / 5
Garden.	20
Cottage and Farm yard.	10
3 acres.	480

The number and size of the Rooms for the Cottage, the out houses, and drains for the preservation of manure, may be seen in the plan annexed: the expense of these buildings will vary greatly, according to local circumstances, in some places timber of a small size, but sufficient for this purpose, is so cheap, that they might be built in frame, and the interstices wattled with twigs, and plastered over; in other places, stones are so plentiful, that they may be had for carriage, but where there are none of these advantages, the walls may be made of rammed earth, or Pisè, as practised on the Continent, and in some parts of England, or of mud and straw about a foot thick, as in many parts of Ireland, but in this case the external surface must be covered with a cement which shall resist the action of Rain, and these Cements are now to be had at a very moderate expense. The foundation should be stones or brick, and the floor of the Cottage must be raised at least one foot above the level of the

ground; the earth for the floor, being rammed hard and made quite level and smooth, must be covered with a mixture of Quicklime just slacked, and which has not been exposed long to the air, and sharp sand, some scales of iron, which in forging fall from the Smith's anvil, must also be mixed, and the whole brought to a proper consistence with Blood from the Butchers, the floor is to be trod quite even by a person with flat boards attached to his shoes, or a garden roller may be employed, it will set as hard as stone, and may be washed with water, of which, there must always be a good supply. In the kitchen a tub of water with a cock in it, must be supported at a proper height, over a sink, from which a pipe is to communicate by a drain, with the dung pit, which must be made water-tight, to hold the fluid manure. The buildings must be covered with thatch except where slates can be had on cheap terms.

In some parts of Ireland, the Cottage and out houses, also two Cows, and four Pigs, with Tools, and Seeds, can be had, for 50 or 60 pounds sterling; this sum then, supposing the poor man to have furniture, a spinning wheel, and a loom, is all the capital that would be wanted to place him in a situation of high comfort.

Every Tenant upon admission must sign articles similar to those at page 3, admitting that he may be expelled if he violate any of them. He must engage:

1. To observe strictly, moral conduct.
2. To receive nothing in Alms or Charity.
3. To cultivate the Land in the manner prescribed to him, or not to vary it without leave. To underlet no part of it, not to damage or remove any shrubs, or Trees, and to keep the Land properly manured.
4. To send all his children to the Schools, so long as, no Catechism is taught in them, and all interference with the peculiar religious opinions of their parents is avoided: the religious instruction to be confined to the Holy Scriptures, without note or comment.
5. To pay the Rent at the time, and in the manner to be agreed upon.
6. Not to suffer any spirituous liquors, to be sold on the premises.

Supposing the Rent as high as 30s. per English acre, the annual Rent for the Land would be £4. 10s.

A Rent charge of 7 per Cent might be made on the Capital employed in the building and stock, which, supposing it to amount to £60 would be £4. 4s. and this added to the £4. 10s, the rent of the Land, would make a total rent of £8. 14s. this might be amply provided for, by the sale of the Butter of the two Cows. There might be a condition in the agreement, that when the Tenant paid off any part of the £60 Capital, a proportional part of the £4. 4s. the Rent of the building and Stock, should cease, and when the whole of the £60 should be paid off, the Cottage and Stock, should become the property of the Tenant, who might then take a lease of the Land for 99 years, with a covenant, never to suffer it to be divided into any smaller Lots, and that

no spirituous liquors should be sold on the Premises, any other conditions that might be thought proper could be added.

Upon this plan any Individual might, by purchasing 3 acres of Land, and advancing £60, make a whole family comfortable; or a number of Individuals might join, to build a village: there are many Noblemen, and private Persons, who have large tracts of Land in Ireland, each of whom might establish a village of 50 Cottages, which might be increased to any extent, as the experiment was found to succeed: these Cottages, with the Land behind them, might be disposed on each side of a road, in the manner of the Colonies in South Russia. See plate 2.

As the moral instruction of the children is an object of the highest importance, every Cottager should be bound to pay 6d. per week towards an education fund. One of the Cottagers should have a School-room capable of holding all the boys, another, a room capable of holding all the girls, and a third, a room for an infant School. One of the Cottagers should be a man capable of teaching the children Reading, Writing, and Arithmetic, and other branches of useful knowledge; as Netting, Knitting &c., 4 hours a day, for which, he should receive 10s. per week, this would leave him ample time to cultivate his Farm. A Female, competent to the care of a girls School, should receive 8s. per week for teaching the girls, and a woman, of kind disposition, 7s. per week for taking care of the infant School.

The Boys, when of a suitable age, should be employed on the Farm, they would thus become skilled in the rotation of crops, and the most profitable modes of cultivation, the writer has seen a girl of 7 years old, who had been taught to milk a Cow, and could do it as well as a grown person.

Upon this System, not only may the Linen weaver be provided for, but any of the Handicraft men enumerated at page 19. Thus, there might be a village of Shoemakers, Stocking weavers, or any other trade. In the case of a village, it would be very desirable to put it under the care of a Committee of benevolent persons in the neighbourhood.

The theoretical objection which has been made against providing for the comfort of the Poor, that they would thereby increase to an inconvenient extent, is best answered by matters of fact; with regard to Ireland, it is an undeniable fact, that the increase of the Poor population is greatest of all, precisely in those districts where the means of support are the least, where the ignorance is greatest, and where the Poor are very little better than savages; here they multiply in the highest ratio, because there are no moral checks, and because they seem to consider that marriage, and a family, cannot sink them lower in the scale of wretchedness. The fact on the other hand is, that a good education, and a respectable standing in Society, are actually found to operate as a moral check to improvident mrriages; and we may very fairly calculate upon it, that a young man, and young woman, educated as

the Poor upon this Plan would be educated, would be earnest to save money, and secure a situation, where they might live in the same comfortable, and respectable manner, as their Parents had done before them. Instead then of encouraging emigration, at an enormous expense per head, rather let that money be applied in the establishment of Colonies at home, and the increase of our national strength. If these Plans were judiciously pursued, it would soon be found, that we have not one man, woman, or child, too many in Ireland, and that the Country is capable of supporting many times the amount of its present population in high comfort.

There are 640 acres in a square mile, this space would accomodate 213 families, in 3 acre Farms. If then we admit that there are in Ireland, one million of families to be provided for; they might all be settled down in this manner, upon a space of about 70 miles long, and 70 miles broad, or 3 million of acres.

That there is no want of room in Ireland may be seen from the following Statistical summary, copied from that highly useful work, Loudon's Encyclopædia of Agriculture, page 1154: and at page 132, will be found a very interesting account of the state of Agriculture in Ireland.

DUBLIN. 240,000 acres; one eighth in mountain and waste, a tenth in buildings, roads, rivers, &c. and the remainder in arable and pasture.

WICKLOW. 500,000 acres; in great part mountains and bogs, and without Inhabitants.

WEXFORD. 597,760 acres; mountainous on the north and west, a light soil, and tolerable cultivation on the east, and in other parts a cold stiff clay, unimproved by culture.

KILKENNY. 510,000 acres; mountainous, but with some rich and beautiful vales on the banks of the Barrow, Suir, and Noire, and a climate so mild, that in winter, the thermometer seldom falls below the freezing point, while in Summer, it ranges between 70 and 75 degrees. There is less humidity here than in Dublin, and Wicklow, as well as, less of the east and north winds.

KILDARE. 392,397 acres; four fifths arable, meadow, and pasture, and the rest bog.

KINGS COUNTY. 457,000 acres; half of it bogs, mountains, and waste, and the remainder, arable, meadows, and pasture, of a medium quality.

QUEENS COUNTY. 384,000 acres; generally of a level surface, three fourths of which is of a productive soil, cutivated, the rest bog, and waste.

CARLOW. 220,098 acres of undulating surface, with some hills and mountains; the low-lands a fertile loam, and the uplands a light gravel, one tenth in mountains, and bogs.

EAST MEATH. 617,600 acres of low, flat, rich surface, a clayey, or loamy soil, on limestone, or gravel, with little wood, few mansions, and only one twelfth of bogs.

WEST MEATH. 378,800 acres of surface—the surface of this

district is exceedingly diversified, with woods, lakes, streams, bogs, and rich grazing lands; in no part mountainous, or flat, but gently undulating, or rising into hills of no great elevation, some of these are cultivated to their summits, and others covered with wood, presenting in several parts, some of the finest scenery in Ireland.

LONGFORD. 234,230 acres; in great part bog, mountain, and waste, the climate on an average, giving 140 dry days in the year.

LOUTH. 210,560 acres; mountainous towards the north, but in other parts undulating, and fertile, with little waste Land, no considerable lakes, and a great number of gentlemen's seats.

WATERFORD. 454,400 acres; the greater part hilly, and mountainous, but rich, and productive on the south east; the climate so mild, that cattle sometimes graze, all the year round.

CORK. 698,882 acres of greatly varied surface, bold, rocky, and mountainous on the west, rich and fertile, on the south and east, romantic and sublime in many places, one fourth part waste.

TIPPERARY. 1,018,240 acres; diversified with heaths, mountains, and fertile vales; of which the golden vale is among the richest land in the Kingdom. The climate so mild, that cattle graze out all the year.

LIMERICK. 683,800 acres of low laying fertile land, surrounded by higher grounds.

CLARE. 771,365 acres; nearly half, productive land, and the remainder, moors, mountains, and bogs, with more than 100 Lakes interspersed. The climate, though moist, is not unfavorable to health and longevity; fevers, which sometimes prevail to a great extent here, being occasioned chiefly by the dampness of the houses, and inattention to domestic and personal cleanliness.

KERRY. 1,128,320 acres, more than three fifths, mountainous and waste, the Sea Coast and Islands, being the most westerly land in Europe, some of the mountains 3000 feet high.

ROSCOMMON. 556,847 acres of flat surface, in some places sprinkled with rocks, and in many interrupted by extensive bogs; the richest land on limestone, and adapted either for aration or pasture.

GALWAY. 1,659,520 acres of varied surface, above a third part bogs, mountains, and lakes, and very unproductive, and thinly inhabited.

MAYO. 1,496,460 acres; in great part mountains, bogs, and lakes; half heathy mountains, with vallies very fertile, but neither woods, nor plantations, excepting on one or two Estates.

LEITRIM. 386,560 acres; one half bogs, waste, and water, and the remainder, dark fertile soil, incumbent on Limestone.

SLIGO. 465,280 acres; a third part bogs, mountains, and waters, and the remainder fit for tillage or grazing.

CAVAN. 499,957 acres; almost intirely covered with hills, the surface, soil, and climate, being alike bleak and uncomfortable.

FERMANAGH. 450,000 acres; in great part covered by water,

and much of the rest of the surface rugged, and mountainous, but better wooded than other parts of Ireland.

MONAGHAN. 325,760 acres of low grounds, with detached hills, and a considerable space occupied by bogs, and small lakes.

TYRONE. 813,440 acres; in great part mountainous. The territorial value of this inland, and northern district, is much inferior to that of most others.

DONEGAL. 1,100,000 acres of ragged, boggy, and mountainous surface, with a cold, wet climate, and neither woods, nor plantations to shelter from the blast.

LONDONDERRY. 510,720 acres; generally mountainous, fertile, and beautiful in the vallies, and containing every variety of soil.

ARMAGH. 290,786 acres of varied, and rather interesting surface, of mountain, plain, and bog, with rivers, streams, and lakes, and a climate, mild for the latitude.

DOWN. 558,289 acres; of which, one eighth are mountainous, and waste, the remainder hilly, and productive, cultivated by small manufacturers, and embellished by plantations, bleaching grounds, and neat white-washed habitations. The Climate is variable, but not subject to extremes.

ANTRIM. 622,059 acres; on the east and north, mountainous, destitute of plantations, and abounding in bogs, the other parts more level, and fruitful, and the climate drier than in some other Counties.

One of the miseries under which the Poor in many parts of Ireland groan, is the enormous rents exacted by middle men, for small patches of ground; but it is in the power of benevolent Individuals, by adopting the plans here recommended, to rescue the Poor from their grasp, and diffuse comfort and plenty, where want and distress reigned before.

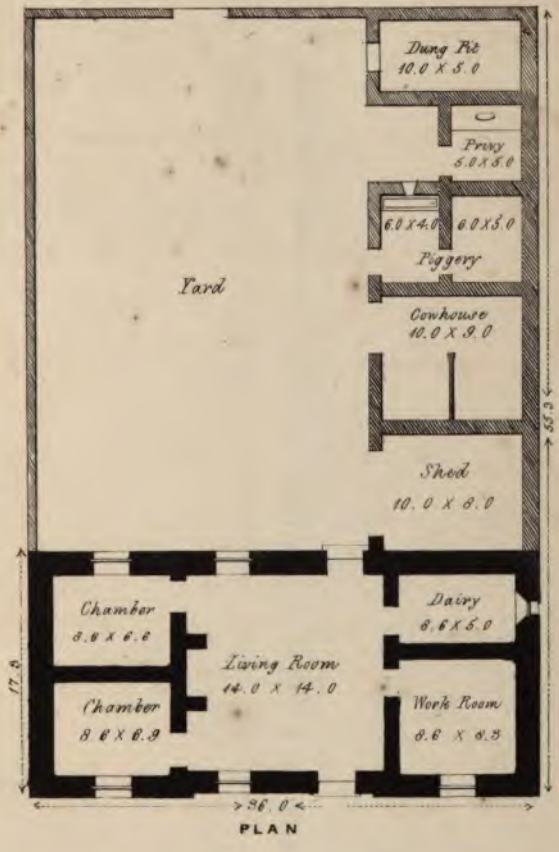
The necessity for having recourse to the cultivation of the Soil, for the support of a poor population, has been felt more or less, by those who have properly considered the subject, in all ages, and in all Countries, and if this little Pamphlet possesses any merit, it is in shewing by the results of accurate experiments, and calculations founded upon them, that the thing is practicable and fraught with the greatest advantages to all classes of Society, the necessity for attempting something of the kind in Ireland, was felt so strongly by James Martin Pike and some other Individuals in Dublin, that during the last year they formed a Plan, "To purchase, in the first "instance, an Estate of considerable extent, and to sell to each "of the occupying tenants the fee simple of his own farm." The money for this purpose was to be raised in shares. The Pamphlet they published on the occasion, ought to be read by every friend to Ireland, it may be had of the Publishers of this Pamphlet, and is intitled "Statement of some of the causes, of the disturbances "in Ireland, and of the miserable state of the Peasantry, with a "Plan for commencing on sound principles an amelioration of their "condition, thereby removing the causes of the disturbances,

"and bringing the Country into a state of peace and quietness." The facts which they detail prove, that the Poor, in many instances, are grievously oppressed; they have properly exposed the unfeeling system now in operation, of demolishing the Cabins of the Peasant, and attempting to get rid of a "supposed surplus po-"pulation, by driving them from the pure air in the Country, into "pestilential hovels in the suburbs of Towns, to be cut off by "sickness, and by want almost amounting to famine." On the other hand, they have given some bright examples, in the instances of John Leslie Forster, and Lord Headly, in the South west part of the County of KERRY, of the happy effects of employing capital to enable the poor to subsist by their own honest exertions in the cultivation of the Soil. They have shewn that the Poor of Ireland know how to appreciate kind treatment, that they are greateful for it, and that Persons and Property are perfectly secure in those parts which are under the protection and management of such enlightened Individuals. Instead however of creating a number of small Freeholders who might at a future period sub-divide their Estates, so as not to afford a comfortable subsistence for a family, it will be much better to make them Leaseholders with conditions as at page 21.

With regard to the agricultural labourers in England, there is reason to hope, that their cause will be taken up, by those who not only have the disposition, but the means for doing it. The Duke of Buckingham in a late address to the Grand Jury at the Quarter Sessions for Buckinghamshire, is reported to have used the following expressions. "This County enjoys the painful pre-eminence of hav-"ing its poor rates heavier than any other County in England: it "is this distinction that I wish to get rid of. We ought to look "for the co-operation of the poor in our endeavours to eradicate this "evil; but unfortunately the poor have lost that spirit of independence "which they once possessed, and which would lead them to so de-"sirable an end. There is a general belief now prevailing among them "that they have a right to a provision out of the property of the "Country; but it is our duty to undeceive them in that respect, "and to tell them, that the Law of England directs that every man "shall work for his own maintenance, whilst it allows us to provide "them with labour. I come now to a consideration of the support "which the labourer ought to receive. It is your duty to pay every "one according to his earnings, and to make no difference whether "the labourer is married or single. But a distinction should be "preserved between labour furnished by the parish, and that paid "for by the farmer: parish labourers ought to be paid less than "those who work for the farmer, in order to hold out an induce-"ment for them to apply to the farmer for employment rather than "to the parish. It is your duty to find work for the poor in your "parishes, and not have recourse to the abominable system of making "them go the round." The Duke then detailed the means which he had used in several places to lessen the burden of the poor

Plate 1.

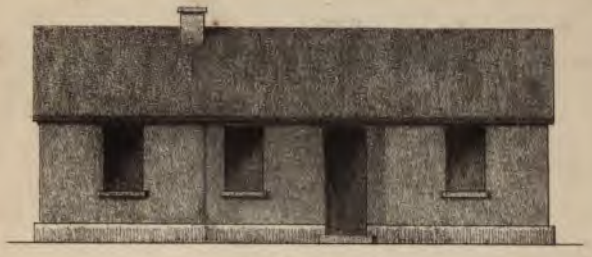
ELEVATION



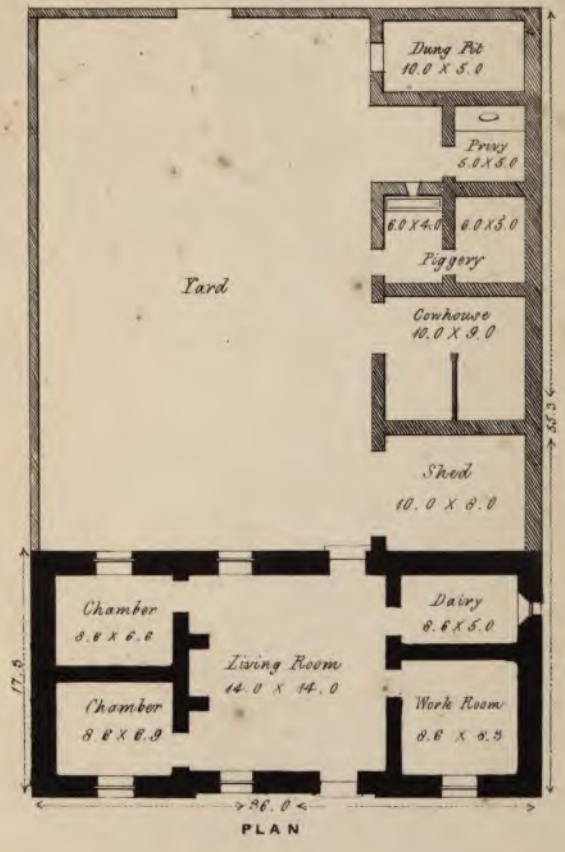
A Cottage & Farm Yard, upon the Plan of
COLONIES AT HOME.

Drawn by W. Eldersson
Printed by C. Hullmandel.

Plate 1.



ELEVATION



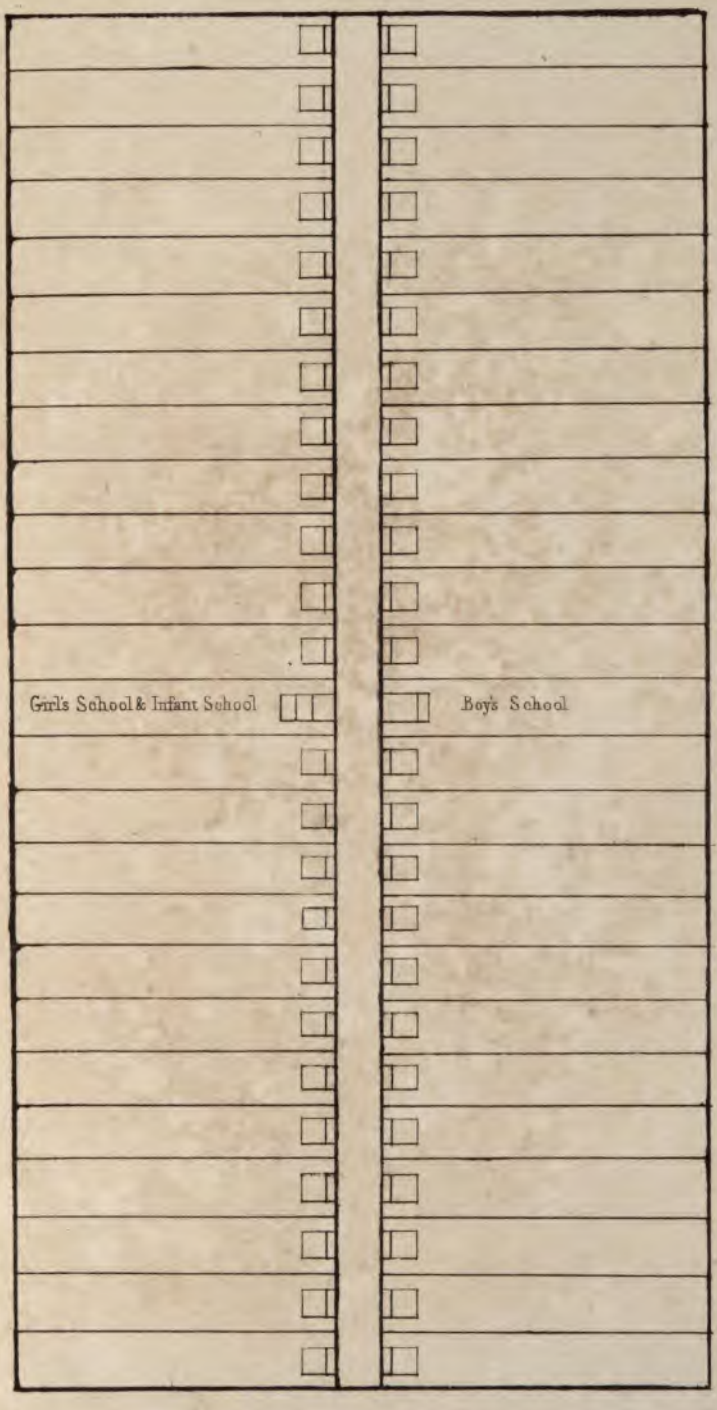
PLAN

A Cottage & Farm Yard, upon the Plan of
COLONIES AT HOME.

Drawn by W. Alderson

Printed by C. Hullmandel

Plate 2.



A Village upon the Plan of the
COLONIES AT HOME.